



vernonia-or.gov

CITY COUNCIL OCTOBER 6, 2014 AGENDA
REGULAR MEETING/PUBLIC HEARING 7:00
City Hall, 1001 Bridge St. Vernonia OR 97064

Vision Statement

Vernonia will continue to build a secure and diverse economic foundation while maintaining its historic atmosphere and undying sense of community through the values of: Pride – Integrity – Respect

Mission Statement

The City of Vernonia pledges to be an ethical and responsive government using community collaboration to foster leadership and a vision for civic improvement while providing a safe, peaceful, economically viable community.

1. Call to Order and Pledge of Allegiance – Mayor Josette Mitchell

2. Additions or Corrections to Agenda

3. Mayor Report

- A. Thank You letter from Aaron Miller, Superintendent

4. Councilor Committee Meeting Reports

5. Topics from the Floor/Audience Participation

Persons addressing the Council must state their name for the record. All remarks shall be directed to the entire City Council. The Council reserves the right to delay any action requested until they are fully informed on the matter.

6. Consent Agenda for Acceptance

The Consent Agenda is a policy of the governing body to approve, in one motion, routine and/or noncontroversial items, which can be determined prior to the meeting.

7. Consent Agenda for Approval

- A. City Council Minutes September 15, 2014

8. Unfinished Business

- A. Discussion – Sewer and Water Equivalent Dwelling Units (EDU's) charges for Multi-dwelling units -- Recommendation from Public Works Committee

9. New Business

A. Public Hearing

Request: File # PAZC 14-01 a Plan/Zone Map Amendment request by Bud & Sharla Dow to change the designation of the Lincoln School parcel on Bridge Street from a Residential R Zone to a General Commercial GC Zone

Open Public Hearing:

- Hearing Disclosure Statement
- Councilor Declaration of Conflict of Interest, Ex-parte Contact or Bias
- Does anyone in the audience challenge the impartiality of a Councilor?

Staff Report – Carole Connell, City Planner

Applicant's Report

- Testimony from: Proponents, Opponents, Neutral

Applicant's Rebuttal

- Close the Public Input Portion of the Hearing

Councilors Discussion

- Close the Public Hearing

Council Decision/Motion

B. Release of School District Funds held in Escrow for Construction of New Spencer Park

C. Wastewater Treatment Plant Project

D. Application for Inhabiting Travel Trailer Permit -- 888 Jefferson

E. Parks Committee Recommendation -- Airport Park Site Upgrades

F. Parks Committee Recommendation -- Spencer Park Restroom RFP for Construction

G. Discussion -- Adjustments of outstanding water/sewer accounts

10. Business from Departments

A. Police Department -- Chief Michael Conner

a) Monthly Police Blotter

B. City Administrator -- Gian Paolo Mammone

a) Staff Report

11. Ordinances/Resolutions

A. Resolution 19-14 Declaring Surplus Property

B. Resolution 20-14 For Issuance of Bonds for WWTP

12. Correspondence

13. Items from Mayor, Councilors, City Administrator

14. Recess to Executive Session as per ORS 196.660 (2)

*City Council will now meet in Executive Session for the purpose of
(h) Legal Counsel*

The executive session is held pursuant to ORS 192.660 (2), which allows the Council to meet in executive session for the purpose stated.

Representatives of the news media and designated staff are allowed to attend the executive session. All other members of the audience are asked to leave the room. Representatives of the news media are specifically directed not to report on any of the deliberations during the executive session, except to state the general subject of the session as previously announced. No decision may be made in executive session. At the end of the executive session, we will return to open session and welcome the audience back into the room.*

**Council may choose to allow other specified persons to attend.*

"A member of the news media or designee may not disclose any information from executive session, may not tape record, digitally record, and/ or video record any information to decrease the likelihood that information discussed in the executive session will be inadvertently disclosed."

15. Return to Open Session for Final Decision

Adjournment

AMERICANS WITH DISABILITIES ACT NOTICE

Please contact the City Recorder, Vernonia City Hall, 1001 Bridge Street, Vernonia, OR 97064 (Phone No. 503-429-5291) at least 48 hours prior to the scheduled meeting time if you need an accommodation. TCC users please call Oregon Telecommunications Relay Service at 1-800-735-2900.

VERNONIA SCHOOL DISTRICT 47J

www.vernonia.k12.or.us

September 24, 2014

Vernonia City Council
1001 Bridge Street
Vernonia, OR 97064

To the Vernonia City Council,

I wanted to take a moment to give my most sincere thanks for your decision to waive the remaining System Development Charges for the Vernonia School District. This decision will benefit our overall operating budget, our ability to pay down other debt incurred from construction of our new campus, as well as making our Catalyst campaign a more attractive contribution for other donors and foundational grants. These reasons all ultimately benefit our most valuable resource, our students, and we thank you for your positive impact!

I know granting the waiver was a tough decision for the Council, and appreciate your time, effort and consideration of our organizational needs, and how we fit into the overall vitality of our community. A healthy school system equals a healthy community, and we feel that this decision will allow us to gain another step toward providing our students the best education possible.

Again, I send my most sincere gratitude for your decision, and look forward to working with the City in the future to further enhance the livability, vitality and well-being of our beautiful community.

Sincerely,

Aaron Miller
Superintendent



vernonia-or.gov

CITY COUNCIL SEPTEMBER 15, 2014 MINUTES
REGULAR MEETING/PUBLIC HEARING – 7:00 PM
City Hall, 1001 Bridge Street, Vernonia OR 97064

Councilors Present: Mayor, Josette Mitchell; Councilors: Donna Webb, Bruce McNair, Kim Tierney and Randy Parrow
Staff Present: City Administrator, Gian Paolo Mammone, Chief Michael Conner; City Attorney, Ruben Cleaveland, and City Recorder, Joann Glass
Press: Vernonia's Voice, Scott Laird

1. Call to Order and Pledge of Allegiance: Mayor Mitchell called the meeting to order at 7:00 pm

2. Additions or Corrections to Agenda

Addition: New Business C. Senior Center/Food Bank Project Update – Jim Tierney
Councilor McNair moved, "To accept the agenda with the addition."
Councilor Parrow seconded the motion. Motion carried.

3. Mayor Report

- A. Public Works Committee – Letter of Resignation from Carl Holsey
Mayor Mitchell, with Council consensus, accepted Carl Holsey's resignation from the Public Works Committee.
- B. Ground Truthing Training September 16, 2014 VCLC 7 pm
This was a reminder of the Training for those that want to volunteer.

4. Councilor Committee Meeting Reports

Councilor Webb reported that she attended the Library Board meeting.
Books-on-wheels with the Senior Center is being used to provide access to books to those that are not able to get to the Library.
The Library Board reviewed the job description for the Librarian and reminded Angie to post for the position.
The Library Board reviewed their internet use policy and everyone agreed to call the Police when patrons are refusing to disconnect when asked.
Watch for the Oregon Humanities Project Programs coming soon.

5. Topics from the Floor

Persons addressing the Council must state their name for the record. All remarks shall be directed to the entire City Council. The Council reserves the right to delay any action requested until they are fully informed on the matter.

Burdette Robb let the Council know that he is against Lincoln Grade School property being changed from Residential to General Commercial. His issues are speeding, traffic and drivers that will be impaired.

Ernie Smith wanted to discuss the trees down town. He communicated with other business owners and there are sidewalks popping up from the tree roots which is a concern.

The trees also block signage of the businesses. His suggestion is to take down the trees and replace with a different type that are not a detriment like the ones there now but an asset.

6. Consent Agenda for Acceptance

The Consent Agenda is a policy of the governing body to approve, in one motion, routine and/or noncontroversial items, which can be determined prior to the meeting.

A. Vernonia Library Board Minutes June 4, 2014

B. Airport Committee Minutes June 26, 2014

Councilor McNair moved, "To accept the Library Board Minutes and the Airport Committee Minutes as presented." Councilor Webb seconded the motion. Motion carried.

7. Consent Agenda for Approval

A. City Council Minutes September 2, 2014

Correction: 4. Councilor Committee Meeting Reports

Strike the word ~~student~~ -- correct readingthey are inviting a representative from the School District to participate.

Councilor Webb moved, "To accept the City Council Minutes for September 2, 2014 with the correction noted." Councilor Tierney seconded the motion. Motion carried.

8. Unfinished Business

A. Discussion – Forgiveness of existing SDC charges for Vernonia School District 47J, 1000 Missouri Avenue

Councilor McNair questioned what is the capacity of the school.

Ernie Smith, School Board member, reported it has increased by one quarter which was reported by Aaron Miller, Superintendent.

Councilor Webb didn't get answers she was looking for from the questions that were asked in an email to Mr. Miller. The Economic Development Committee was asked years ago to stay SDC's and Council said "No" SDC Credits have been given to the School at the beginning. By forgiving this sets precedence and she is not willing to forgive and would consider a deferred option.

Councilor Tierney reminded everyone that this is a public entity not a private entity and everyone has invested in the ability of the school to function and she doesn't want to take a risk of not having support from those that have invested in the school. She had concerns of the previous leadership and now has confidence in the present leadership. Politicians ask and brought a lot to the city and we need to show support so that the efforts to get additional funds may happen.

Mayor Mitchell questioned if the City forgives \$103,000 will others follow and forgive and who are they as this is a huge debt.

Councilor McNair questioned the City Attorney if this can be forgiven?

City Attorney, Ruben Cleaveland, did check and there is an ORS that does have a section for a use not changed when capacity is increased.

Councilor McNair expressed that forgiving is a lot for this community.

Councilor Parrow reminded Councilors that in 2007 there was a lot of faith put in the Politicians and his vote would be for the Politicians suggestion.

Councilor Parrow moved, "To forgive the existing SDC charges for the Vernonia School District 47 J at 1000 Missouri Avenue." Councilor Tierney seconded the motion with Councilor Webb, Nay. Motion carried with 4 Ayes and 1 Nay from Councilor Webb.

9. New Business

A. Public Hearing PAZC -14-01 Zone Change for Lincoln School on Bridge Street

The Planning Commission Public Hearing has been continued to September 18 and is tentatively rescheduled for October 6, 2014 before the Council.

B. Request to Close Park Drive for Salmon Festival

Councilor McNair moved, "To approve the closure of Park Drive from Friday to Sunday" Councilor Tierney seconded the motion with Mayor Mitchell abstaining. Motion carried with 4 Ayes and 1 Abstain, Mayor Mitchell

C. CDBG – Senior Center/Food Bank Project Update -- Budget Explanation

Jim Tierney, Community Action Director, reported that later this month, they will be working with the Mayor to submit a Community Development Block Grant (CDBG) application for the construction of a new Senior Center/Food Bank building on the Rose Avenue project site. A simplified version of the latest budget was presented.

Jim Tierney will be meeting with Gian Paolo to develop lease terms and requests the Council give consideration at a future meeting. As a follow up, during the August Public Hearing, he had suggested that the City and Community Action Team work with a local foundation to provide basic support for the Senior Center operation, during the CDBG compliance period. He has been in touch with the Johnson Foundation leadership and believes that both the Johnson Foundation and the CAT Board would respond well to a challenge from the City for those organizations to share in basic support of the Senior Center during this difficult time of transition.

Jim Tierney asked permission to talk to Gian Paolo to discuss a lease option by the Senior's to use the VCLC for a resale shop.

Councilor Webb suggested that Council have a work shop to discuss the plans for the VCLC building.

Jim Tierney asked that this happen soon as they will need to have all the players together in the next week or two.

Councilor McNair sees the challenge as a good idea and this needs to happen to make the business plan viable.

10. Business from Departments

A. Police Department – Chief Michael Conner

Chief Conner shared that the process has started to get the Police Vehicles from Scappoose.

Councilor McNair questioned the cost of driving the vehicles back and forth to their homes and the wear and tear.

Consensus of the Council was for the Chief to gather this information and report back to the Council.

B. City Administrator – Gian Paolo Mammone

Gian Paolo handed out to the Council a City Administrator report and the Council chose to read the report before asking questions.

Councilor Webb corrected that the Schools foreman is Mark Brown and questioned if the fire hydrant was installed for Spencer Park. She understood that the School is responsible for the maintenance of the fields until July 2016.

Mayor Mitchell reported that she sent an email to Gian Paolo that the RFP for the School was to keep up the mowing three times and to water the fields.

Councilor Webb wanted to make sure that the utility expenses are metered.

Councilor McNair asked Gian Paolo if he had knowledge of the Mill Site and the testing for clay.

Gian Paolo reported that it was clear to test the clay quality and Jon Forrester has advised him on this process.

Mayor Mitchell explained that the mining of clay and the concrete benefit the floodplain which means that we will not be bringing more in.

Councilor Tierney commented on the visit with Scott VanHoff and that the city needs to start siting those that are out of compliance.

Gian Paolo explained that the infraction was the open vents and FEMA seems to have a willingness to help us comply. Smart Vents were recommended using and information will be provided to those that need to come into compliance. Talking with Staff information will be sent out as a PR to encourage bringing into compliance.

Mayor Mitchell explained that there was talk in 2007 about buying a pallet of vents and get a resource grant to give and use the small works roster to help making it a cheaper rate to install for the citizens that need to come into compliance.

Gian Paolo asked that if Council agrees staff will get more information on the smart vents and send out.

Councilor Webb expressed that it is important to let the owners know that they are not in compliance with FEMA

Councilor Tierney asked if staff went around with Scott VanHoff and Mayor Mitchell let everyone know that Scott did his own tour based on a list that he had. Scott left pictures of the ones he was concerned about.

Councilor Tierney requested that a status update be given to the Council when letters were mailed out requesting compliance.

Council asked that in the future the City Administrator Report be part of the City Council packet instead of being handed out at the meeting.

Gian Paolo shared with Council that he will be having weekly staff meetings and then he will email the report out to all Council, and it will be placed on the web page as well. Potentially he will make sure that different agencies will be receiving the weekly report.

Gian Paolo let the Council know he will be attending the LOC Conference on September 25th - 27th.

Gian Paolo was questioned about the WWTP project and at this time everything that needs to be done is happening. He will be checking with Staff that they are receiving the information they need.

11. Ordinances/Resolutions

A. Ordinance No. 895 -- Utilities (Water) Ordinance

Mayor Mitchell asked if the Ordinance needs to be read in full. Council reported they did not need the Ordinance read in full. Mayor Mitchell asked that the City Recorder proceed with First and Second Reading by title only. Joann Glass, City Recorder read the First and Second Reading by Title Only of Ordinance No. 895 "An Ordinance Prescribing Rules and Regulations for the Conduct and Management of the Water Department of the City of Vernonia; Repealing ordinance 642, 655, 757, 871 and all Amendments Thereto."

Councilor McNair moved, "To adopt Ordinance No. 895 Utilities (Water)" Councilor Tierney seconded the motion. Motion unanimously carried.

12. Correspondence

A. City/County Dinner Meeting Sept. 23, 2014 6:00 pm RSVP by Sept. 18, 2014

Gian Paolo will be attending this meeting. Council has scheduled a combined meeting with the Public Works Committee for this date.

13. Items from Mayor, Councilors, City Administrator

Councilor Webb asked to schedule a work shop. It was consensus of Council to schedule a work session on Monday, September 29th at 6:30 pm

Councilor Webb heard that the City drift boat was stolen from Pump Station 1

14. Recess to Executive Session as per ORS 196.660(2)(h)

*The City Council will now meet in Executive Session for the purpose of
(h) Legal Counsel*

The executive session is held pursuant to ORS 192.660 (2), which allows the Council to meet in executive session for the purpose stated.

Representatives of the news media and designated staff are allowed to attend the executive session.
All other members of the audience are asked to leave the room. Representatives of the news media are specifically directed not to report on any of the deliberations during the executive session, except to state the general subject of the session as previously announced. No decision may be made in executive session. At the end of the executive session, we will return to open session and welcome the audience back into the room.
Council may choose to allow other specified persons to attend.

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Council took a five minutes break before the Executive Session started.

Ruben Cleaveland, City Attorney was present for the Executive Session

15. Return to Open Session for Final Action

There was no final action presented after the Executive Session

Councilor Tierney asked about a cell phone for Gian Paolo, City Administrator as he will be leaving for the LOC Conference and needs to be available.

Ruben Cleaveland explained that with Council consent he will provide information to better answer the question on the use of a cell phone by staff.

Council consensus was for Ruben to provide the information and the Council will discuss the memo and make a motion at the end of the Combined City Council and Public Works Committee work session on September 23, 2014.

Adjournment: City Council adjourned the September 15, 2014 meeting at 9:30 pm

Signed this _____ day of _____, 2014

Josette M. Mitchell, Mayor

Attest: _____
Joann M Glass, City Recorder

Exhibit C
Recommendation Letter Standard

Date: August 26th, 2014

To: Vernonia City Council

From: Public Works Committee

Re: Recommend that City Council direct staff to return sewer EDU's to the pre-Muni-billing count for sewer base and loans and to reexamine those EDU counts for accuracy in terms of our current ordinance.

The Public Works Committee, at the August, 26th, 2014 committee meeting recommends by majority vote that City Council direct staff to return sewer EDU's to the pre-Muni-billing count for sewer base and loans and to reexamine those EDU counts for accuracy in terms of our current ordinance.

(To better inform the City Council, background or explanatory information following the recommendation statement would be recommended.)

It has come to the PWC attention that EDU charges for sewer base and loan amounts have been change for EDU connections since the switch to Muni-billing. Since no changes to the sewer rate structure, ordinance or fee schedule has been made; these changes should be rolled back to pre-Muni-billing counts. The City Council may need to look at our current sewer ordinance to determine if the EDU counts are appropriate. The City Council may wish to look at the sewer fee schedule in regards to EDU charges times the loan amounts to clear up any misunderstandings/wording.

Signed,

 (Committee Secretary)

 (Committee Chair)

8-27-14

NOTICE OF PUBLIC HEARINGS

Proposed Amendment to the Vernonia Comprehensive Plan and Zone Map to change the Zone Designation for the Lincoln School parcel from Residential R to General Commercial GC

LOCATION: A 1.14 acre parcel occupied by Lincoln Elementary School, located at 1462 Bridge Street; Parcel ID # 4N4W05-AC-03000.

NOTICE IS HEREBY GIVEN that the applicant Sharla Dow proposes to amend the Vernonia Plan & Zone Map for the Lincoln School parcel to change the zone designation from Residential R to General Commercial GC in order to permit mixed residential and commercial use of the vacant building; City of Vernonia File # PAZC-14-01.

Additional information about the amendment can be obtained by contacting Joann Glass at City Hall 503-429-5291 ext. 106, or Carole Connell at connellpc@comcast.net and by reviewing the file at City Hall. The application is City File # PAZC-14-01.

The Public Hearings will tentatively be held on **Thursday, September 4, 2014 at 6:00 pm** by the Planning Commission and continued on **Thursday, September 18, 2014 at 6:00 pm** and on **Monday, October 6, 2014** by the City Council at **7:00 pm** in the Council Chambers of City Hall, 1001 Bridge Street, Vernonia, OR 97064.

Public testimony is welcomed and written statements will also be received before the hearing. The application will be judged by the Comprehensive Plan and Zone Map Amendment approval criteria of Title 9 Section 9-01.09-50 and 9-01.09.60. Comments should be made in relation to those criteria. A staff report will be available to the public at City Hall one week before the initial hearing and may be copied for a nominal fee.

Failure by an individual to raise an issue in a hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision-maker an opportunity to respond to the issue precludes appeal to the Oregon Land Use Board of Appeals based on that issue.

Meetings are accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours prior to the public hearing to the City Recorder at 503-429-5291, ext. 106; TTY 1-800-735-2900 or at City Hall, 1001 Bridge St., Vernonia OR 97064.

Notice to mortgage holder, lienholder, vendor or seller: the City of Vernonia Title 9 Development Code requires that if you receive this notice it shall be promptly forwarded to the purchaser.

The City of Vernonia is an Equal Opportunity Provider and Employer



CITY OF VERNONIA CITY COUNCIL AGENDA ITEM SUMMARY

RE: Release of School District funds held in escrow for construction of New Spencer Park

Meeting Date: October 06, 2014

Agenda Section: Staff Report

Department: City Administration

Staff: City Administration

www.cityofvernonia-or.gov

Contact Telephone: 503 - 429- 5291

AGENDA ITEM SUMMARY

On behalf of the Vernonia School District 47J Community Action Team (CAT) is requesting approval from the City of Vernonia to release School District funds that were held in escrow for the construction of the new Spencer Park.

BACKGROUND

On July 14, 2011 the City of Vernonia, Vernonia School District 47J and Columbia County were directed to close escrow and hold the sum of \$1,000,000.00 representing estimated funds for Spencer Park Project Ticor Title Company Holder). (See Exhibit "A").

On February 27, 2012 \$495,472.00 were released to Vernonia School District 47J, leaving an outstanding balance of still in hold. (Exhibit "B").

Since then the outstanding balance of the Escrow Fund has been gaining interest, therefore the actual outstanding balance may be slightly different than the original \$504,128.00 (the actual number will be available at closing time.

An IGA between the City of Vernonia and the Vernonia School District 47J "Regarding the demolition of School Buildings and replacement park construction processes", dated March, 20, 2012 lists parameters that need to be met in order to consider the replacement and construction of all elements at New Spencer Park Phase 1 completed. (See pages 3 and 4 of Exhibit "C").

Although a few of those improvements have been completed, it seems clear that many have not. City staff conversation with representatives of Community Action Team (CAT) and research of documents at both organizations, have not been able to identify any potential addendum (or memorandum of understanding) between the City and the School District in guidelines different than the ones established under the language of the IGA dated March, 20, 2012.

ATTACHMENTS

Letter from Dan Brown, Recovery Manager (Community Action Team, Inc) dated October 1, 2014 with "Request to release School District's Spencer Park Escrow Funds

STAFF RECOMMENDATION

Council should have a conversation possibly identifying any more recent documents adopted under its supervision and potentially inclusive of less restrictive standards of compliance.

No recommendation is made.

CENTRAL OFFICE
125 N. 17th St.
St. Helens, Oregon 97051
Voice (503) 397-3511
Fax (503) 397-3290
Administration
Information & Referral Ext. 274

FISCAL OFFICE
124 N. 18th St.
St. Helens, Oregon 97051
Voice (503) 366-6570
(503) 366-6565
(503) 366-6569
Fax (503) 366-7906

COMMUNITY DEVELOPMENT PROGRAMS
125 N. 17th St.
St. Helens, Oregon 97051
(503) 397-3511 Ext. 279
Housing Development
Community Facilities

HOUSING CENTER
(800) 404-3511
Housing Information & Referral
Homeowner & Tenant Trainings
Home Ownership Assistance

SELF-HELP HOUSING
New Construction Sweat Equity
(503) 366-6550

HOUSING REHABILITATION
Rehabilitation
Weatherization
Astoria
(503) 325-8098
(800) 325-8098
Columbia
(503) 397-1675
(800) 955-1675

EMERGENCY HOUSING PROGRAM
125 N. 17th St.
St. Helens, Oregon 97051
(503) 336-6546
(800) 404-3511

**CHILD & FAMILY
DEVELOPMENT PROGRAM**
PO Box 10, 108 W. B. St.
Rainier, Oregon 97048
(503) 556-3736
Head Start
Healthy Start

ENERGY SERVICES PROGRAM
125 N. 17th St.
St. Helens, Oregon 97051
(503) 397-4951
(866) 722-4951
Energy Utility Assistance
Consumer Education
Tillamook
(503) 842-3267
(866) 722-4951
Astoria
(866) 722-4951

**SENIOR, RESPITE & VETERANS
SERVICE PROGRAMS**
125 N. 17th St.
St. Helens, Oregon 97051
(503) 366-6543
Respite Care, OPI
Senior Support & Nutrition Programs

Veterans Service Program
125 N. 17th St.
St. Helens, Oregon 97051
(503) 366-6580

DISASTER RECOVERY PROGRAM
879 Bridge St.
Vernonia, Oregon 97064
(503) 366-6563

COMMUNITY ACTION TEAM, INC.

"BUILDING BRIDGES TO SELF-SUFFICIENCY"



October 1, 2014

City of Vernonia
1001 Bridge St.
Vernonia, OR 97064

Re: Release of School District's Spencer Park Escrow Funds

Mayor Mitchell and Council Members,

The acquisition of the old school property came with a number of project obligations. These numerous sub-projects were entangled as a result of a required project review under the National Environmental Policy Act (NEPA). This review resulted in a Memorandum of Agreement which outlined multiple stipulations connected to the acquisition and subsequent demolition of the old school buildings. That Memorandum assigned project management responsibility to the School. Under contract to Columbia County, Community Action Team (CAT) has been monitoring the Vernonia School project for compliance of these requirements. The performance period for all phases of the project ended on September 15th, 2014.

At the time of property acquisition, funds were placed in an escrow account to assure the completion of the first phase of Spencer Park. The School District is now requesting the release of those funds. We would recommend that both the City and the County agree to release these remaining funds which are held with Ticor Title. We believe all aspects of the Memorandum have been met. The City had two main components to be concerned about. The first was that the replacement park would satisfy the National Park Service (NPS) - we believe they have replaced the park elements that were at the previous park and we assume the park will be accepted by NPS. The second was that fill in the floodplain be avoided - our tally of material in versus material out showed that we used about 2000 cubic yards less than was removed, a positive improvement in the floodplain. We continue to collect documentation to complete the County's file on the compliance but we know of no reason to not release the funds to the School District.

Thank you for your consideration,

Dan Brown
Flood Recovery Manager

cc: Board of County Commissioners,
Aaron Miller, District Superintendent
Bill Langmaid, Vernonia School Board Chairman

Application Number: _____

CITY OF VERNONIA

Application for Inhabiting Travel Trailer Permit

G. M. WASHINGTON
Name of applicant

888 To Pkesson
Street Number

Vernonia OR 97064
City State Zip

503 429 0868
Home phone Business phone

888 To Pkesson
Address of Property where Travel Trailer will Located

Relationship to Property (check one)

- ☐ **Owner**
☐ **Contract Buyer**
☒ **Agent**

Title Holder of Property Washington Family Trust

Date Habitation will begin Oct 1-14

Habitation will continue until May 1-15

September 28, 2014

To: Vernonia City Council

From: Parks Committee

Re: Airport Park Site Upgrades

The Parks Committee voted at their committee meeting on September 17, 2014, to recommend that council instruct staff to move forward with Airport Park upgrades to camping sites. The camping sites at Airport Park need to be renumbered, fire pits installed at all sites, picnic tables repaired and placed at all sites and a new map created of the entire park. The Parks Committee would like to work with staff and possibly the Park Host to accomplish these tasks over the winter so the park is ready for visitors in the spring.

Signed,

A handwritten signature in black ink, appearing to read "MT-L".

Scott Laird, Parks Committee Chair,

A handwritten signature in black ink, appearing to read "Katie Poetter".

Katie Poetter, Parks Committee Secretary

September 28, 2014

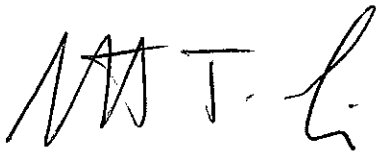
To: Vernonia City Council

From: Parks Committee

Re: Spencer Park Restroom RFP for Construction RFP

The Parks Committee voted at their committee meeting on September 17, 2014, to recommend that council instruct staff to prepare an RFP for Design/Build construction documents for the Spencer Park restroom facility, using plans created by Dave Van Meter. The Parks Committee recommends that the structure be similar in construction to the restroom facility at Anderson Park. The Parks Committee would like Council to set a goal of having these documents prepared by November and have construction complete before June 1st, 2014. *2015.*

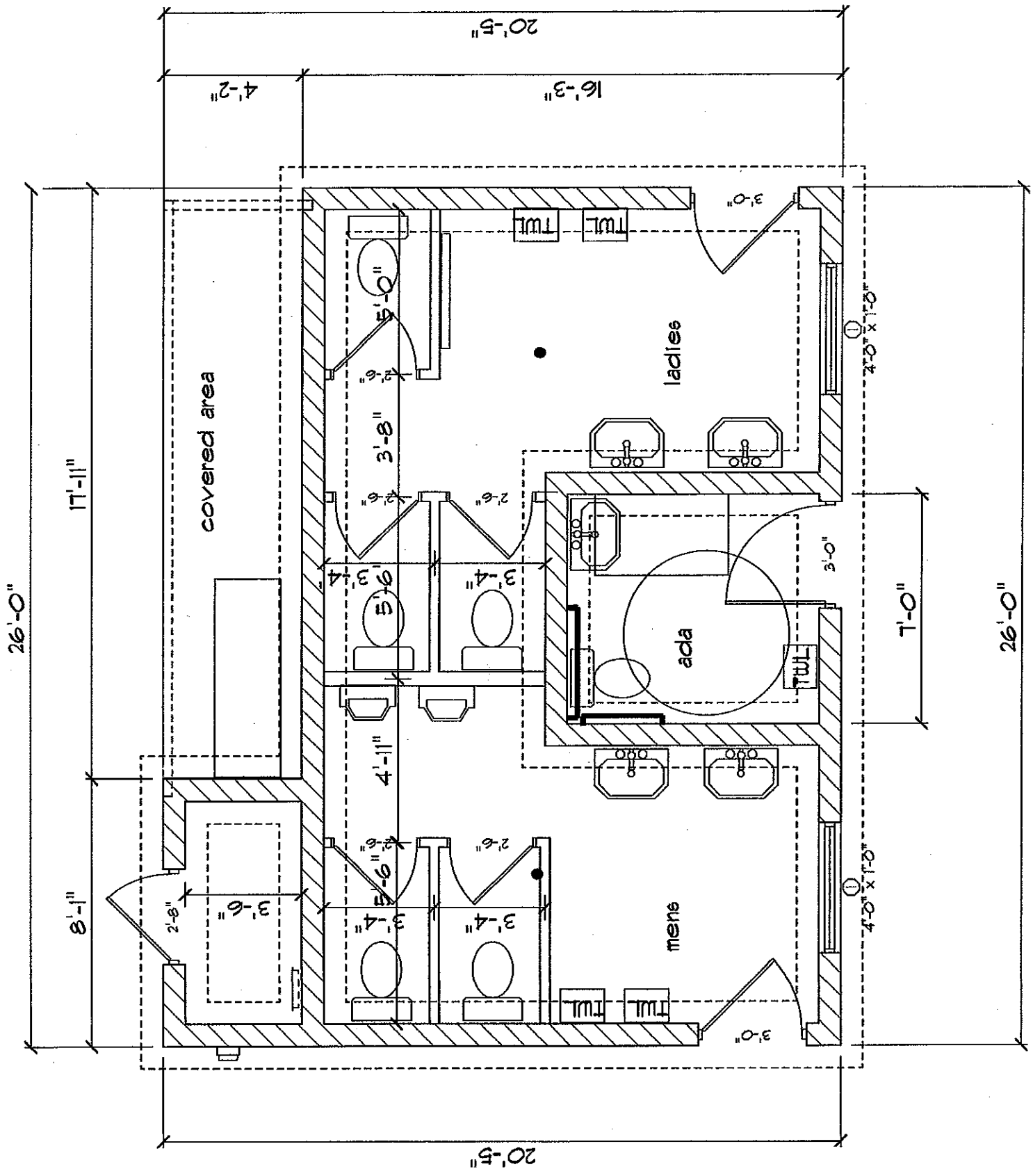
Signed,

A handwritten signature in black ink, appearing to read "S. Laird".

Scott Laird, Parks Committee Chair,

A handwritten signature in black ink, appearing to read "Katie Poetter".

Katie Poetter, Parks Committee Secretary



PRELIMINARY



Monthly Police Blotter

Vernonia Police Department

September 2014

Phone Numbers

- **Police Department**
503 429 7335
- **Dispatch Center**
1 800 696 7795
- **Emergency 9-1-1**

More Number's

District Attorney
503 397 0300

**Columbia County
Sheriff's Office**
503 438 8439

City of Vernonia
503 429 5291

Animal Control
503 397 3952

Juvenile Department
503 397 0275

Schedule a Ride-Along

Contact Chief Conner at
503 429 7335

*****REPORTS TAKEN*****

- **09/03/2014 - Kristoffer Bock 27 was arrested in the 400 Block of Jefferson Ave for Disorderly Conduct.**
- **09/08/2014 – Death Investigation in the 600 Block of Madison Ave.**
- **09/08/2014 – Informational Report taken on an incident that occurred in the 300 Block of B St.**
- **09/09/2014 – Report of Criminal Mischief on E. Bridge St near Lakeview Dr.**
- **09/13/2014 – Report of Theft and Unlawful Entry into a Motor Vehicle in the 1600 Block of Heather Ln. (Ongoing Investigation)**
- **09/14/2014 – Death Investigation in the 1900 Block of Weed Ave.**
- **9/15/2014 - Stalking Order Violation in the 1900 Block of Mist Dr.**
- **9/16/2014 - Warrant Arrest in the 200 Block of A Street**
- **9/21/2014 - Report of Assault on the 600 Block of Bridge St.**
- **9/22/2014 - Animal dispatched on HWY 47 near mile marker 67**

*****TRAFFIC/OTHER CITATIONS*****

- **09/03/2014 – Jean Stratford (50) was issued a traffic citation for Violation of posted Speed Limit (70/55) on Hwy 47 near Milepost 65.**
- **09/03/2014 – Terry Jacobs (26) was issued a traffic citation for Driving While Suspended and Driving Uninsured on Weed Ave. near Bridge St.**
- **9/23/2014 - Crash report taken on Scapoose Vernonia HWY near mile marker 67**
- **9/24/2014 - Marshall Vaughn (59) was issued a citation for failure to perform**

The Columbia County Juvenile Department handles all juvenile reports & records request. VPD blotter is designed to give a one-line summary of law enforcement contacts only. Home or street addresses may not be listed out of respect for victim's privacy. Request for complete reports should be made to Vernonia City Hall. Fees may apply as authorized by the Oregon law. Attorney fees may apply to some request. Reports involving investigations in progress may not be available. Other reports and/or records may not be available as allowed by business practices and law.

10/2/2014 / 8:58:30 AM

duties of a driver near the 300 Block of North St.

- **9/26/2014 - Ronald Vanderzanden (21) was issued a citation for operating a vehicle without proper mud guards near Grant Ave.**
- **9/27/2014 - Martinez Varillas (20) was issued a citation for driving while suspended and defective vehicle lighting near Rose Ave.**
- **9/28/2014 - Marshall Vaughn (59) was issued a citation for careless driving and no seat belts near Washington Ave.**



CITY OF VERNONIA CITY COUNCIL AGENDA ITEM SUMMARY

Resolution – Declaration of Surplus Property

Meeting Date: October 6, 2014

Department:

www.vernonia-or.gov

Agenda Section: Ordinance/Resolution

Staff: Police, Library, Administration

Phone No. 503-429-5291

ISSUE STATEMENT AND SUMMARY

The Vernonia Police Department, City of Vernonia, and the Vernonia Public Library have items to be declared surplus and disposed of in accordance to City Ordinance Number 830.

BACKGROUND

A. Council Action History. Previously has declared items surplus to be properly disposed of.

B. Analysis. The Vernonia Police Department, City of Vernonia and the Vernonia Public Library has neither room nor the resources to continually amass property necessitating the need to have the items declared surplus to properly dispose of.

C. Financial and/or Resource Considerations. Following Ordinance 830 procedures the property declared surplus can be disposed of and a small amount of revenue can be derived from of the viable property.

D. Timing Issues. There are no timing issues.

COUNCIL OPTIONS

Declare items surplus so they can be properly disposed of; or not declare it surplus and maintain it in storage.

STAFF RECOMMENDATION

Declare the listed item as surplus so it can be properly disposed of.

SUGGESTED MOTION

I move "That Vernonia City Council adopt Resolution No. 19-14 declaring items listed as 'Exhibit A' dated October 6, 2014 in possession of the Vernonia Police Department, City of Vernonia and the Vernonia Public Library surplus."

EXHIBIT A

Items to be surplus from the Vernonia Public Library

1. One red wagon style popcorn popper, needs repairs, has been repaired once already.
2. One Funai TV and VHS combo on black stand, VHS does not work.
3. One folding small bookcase.
4. One donated fax machine of unknown condition.

Items to be surplus from City Hall Administration Office

1. One Medical File Cabinet with sliding doors

Items to be surplus from Vernonia Police Department

1. 2006 Ford Crown Victoria
2. 2007 Ford Expedition

October 2014



CITY OF VERNONIA CITY COUNCIL AGENDA ITEM SUMMARY

Discussion and Motion – To receive revenue bonds to finance the Waste Water Treatment Plant Project

Meeting Date: October 02, 2014
Staff: Angie Handegard
www.vernonia-or.gov

Agenda Section: Ordinance/Resolution

Contact Telephone: 503-429-5291

ISSUE STATEMENT AND SUMMARY

This resolution will allow the City to receive revenue bonds to finance the Waste Water Treatment Plant project.

BACKGROUND

A. Council Action History.

Council has approved similar resolutions in the past.

B. Analysis and Policy Issues.

C. Financial and/or Resource Considerations.

D. Timing.

The City cannot advertise for bids for the WWTP project until the Council adopts this resolution.

OPTIONS

None Recommended

STAFF RECOMMENDATION

Staff recommends that Council approve resolution

SUGGESTED MOTION AFTER PUBLIC COMMENTS

I move, "To adopt Resolution No. 20-14"

ATTACHMENTS

Resolution No. 20-14

RESOLUTION NO. 20-14

A RESOLUTION OF THE CITY OF VERNONIA AUTHORIZING AND PROVIDING FOR THE INCURRENCE OF INDEBTEDNESS FOR THE PURPOSE OF PROVIDING A PORTION OF THE COST OF ACQUIRING, CONSTRUCTING, ENLARGING, IMPROVING, AND/OR EXTENDING ITS WASTE WATER TREATMENT FACILITY TO SERVE AN AREA LAWFULLY WITHIN ITS JURISDICTION TO SERVE.

WHEREAS, it is necessary for the City of Vernonia

(Public Body)

(herein after called City) to raise a portion of the cost of such undertaking by issuance of its bonds in the principal amount of \$5,577,000.

pursuant to the provisions of ORS 287

; and

WHEREAS, the City intends to obtain assistance from the United States Department of Agriculture,

(herein called the Government) acting under the provisions of the Consolidated Farm and Rural Development Act (7 U.S.C. 1921 et seq.) in the planning, financing, and supervision of such undertaking and the purchasing of bonds lawfully issued, in the event that no other acceptable purchaser for such bonds is found by the City:

NOW THEREFORE, in consideration of the premises the City hereby resolves:

1. To have prepared on its behalf and to adopt an ordinance or resolution for the issuance of its bonds containing such items and in such forms as are required by State statutes and as are agreeable and acceptable to the Government.
2. To refinance the unpaid balance, in whole or in part, of its bonds upon the request of the Government if at any time it shall appear to the Government that the City is able to refinance its bonds by obtaining a loan for such purposes from responsible cooperative or private sources at reasonable rates and terms for loans for similar purposes and periods of time as required by section 333(c) of said Consolidated Farm and Rural Development Act (7 U.S.C. 1983(c)).
3. To provide for, execute, and comply with Form RD 400-4, "Assurance Agreement," and Form RD 400-1, "Equal Opportunity Agreement," including an "Equal Opportunity Clause," which clause is to be incorporated in, or attached as a rider to, each construction contract and subcontract involving in excess of \$10,000.
4. To indemnify the Government for any payments made or losses suffered by the Government on behalf of the City. Such indemnification shall be payable from the same source of funds pledged to pay the bonds or any other legally permissible source.
5. That upon default in the payments of any principal and accrued interest on the bonds or in the performance of any covenant or agreement contained herein or in the instruments incident to making or insuring the loan, the Government at its option may (a) declare the entire principal amount then outstanding and accrued interest immediately due and payable, (b) for the account of the City (payable from the source of funds pledged to pay the bonds or any other legally permissible source), incur and pay reasonable expenses for repair, maintenance, and operation of the facility and such other reasonable expenses as may be necessary to cure the cause of default, and/or (c) take possession of the facility, repair, maintain, and operate or rent it. Default under the provisions of this resolution or any instrument incident to the making or insuring of the loan may be construed by the Government to constitute default under any other instrument held by the Government and executed or assumed by the City, and default under any such instrument may be construed by the Government to constitute default hereunder.
6. Not to sell, transfer, lease, or otherwise encumber the facility or any portion thereof, or interest therein, or permit others to do so, without the prior written consent of the Government.
7. Not to defease the bonds, or to borrow money, enter into any contractor agreement, or otherwise incur any liabilities for any purpose in connection with the facility (exclusive of normal maintenance) without the prior written consent of the Government if such undertaking would involve the source of funds pledged to pay the bonds.
8. To place the proceeds of the bonds on deposit in an account and in a manner approved by the Government. Funds may be deposited in institutions insured by the State or Federal Government or invested in readily marketable securities backed by the full faith and credit of the United States. Any income from these accounts will be considered as revenues of the system.
9. To comply with all applicable State and Federal laws and regulations and to continually operate and maintain the facility in good condition.
10. To provide for the receipt of adequate revenues to meet the requirements of debt service, operation and maintenance, and the establishment of adequate reserves. Revenue accumulated over and above that needed to pay operating and maintenance, debt service and reserves may only be retained or used to make prepayments on the loan. Revenue cannot be used to pay any expenses which are not directly incurred for the facility financed by USDA. No free service or use of the facility will be permitted.

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0572-0121. The time required to complete this information collection is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

11. To acquire and maintain such insurance and fidelity bond coverage as may be required by the Government.
12. To establish and maintain such books and records relating to the operation of the facility and its financial affairs and to provide for required audit thereof as required by the Government, to provide the Government a copy of each such audit without its request, and to forward to the Government such additional information and reports as it may from time to time require.
13. To provide the Government at all reasonable times access to all books and records relating to the facility and access to the property of the system so that the Government may ascertain that the City is complying with the provisions hereof and of the instruments incident to the making or insuring of the loan.
14. That if the Government requires that a reserve account be established, disbursements from that account(s) may be used when necessary for payments due on the bond if sufficient funds are not otherwise available and prior approval of the Government is obtained. Also, with the prior written approval of the Government, funds may be withdrawn and used for such things as emergency maintenance, extensions to facilities and replacement of short lived assets.
15. To provide adequate service to all persons within the service area who can feasibly and legally be served and to obtain USDA's concurrence prior to refusing new or adequate services to such persons. Upon failure to provide services which are feasible and legal, such person shall have a direct right of action against the City or public body.
16. To comply with the measures identified in the Government's environmental impact analysis for this facility for the purpose of avoiding or reducing the adverse environmental impacts of the facility's construction or operation.
17. To accept a grant in an amount not to exceed \$ 2,230,740.

under the terms offered by the Government; that the Vernonia City Council of the City and the City Administrator are hereby authorized and empowered to take all action necessary or appropriate in the execution of all written instruments as may be required in regard to or as evidence of such grant; and to operate the facility under the terms offered in said grant agreement(s).

NOW THEREFORE, THE CITY COUNCIL AND THE CITY OF VERNONIA RESOLVES AS FOLLOWS:

The provisions hereof and the provisions of all instruments incident to the making or the insuring of the loan, unless otherwise specifically provided by the terms of such instrument, shall be binding upon the City as long as the bonds are held or insured by the Government or assignee. The provisions of sections 6 through 17 hereof may be provided for in more specific detail in the bond resolution or ordinance; to the extent that the provisions contained in such bond resolution or ordinance should be found to be inconsistent with the provisions hereof, these provisions shall be construed as controlling between the City and the Government or assignee.

INTRODUCED AND ADOPTED THIS ____ DAY OF _October, 2014 BY THE FOLLOWING VOTES

The vote was: Yeas _____ Nays _____ Absent _____

Signed by me, Josette Mitchell, Mayor, in authentication of its adoption this ____ day of October, 2014.

By Josette M Mitchell, Mayor

Attest: Title _____

Joann Glass, City Recorder _____